



House Bill No. 5532

Special Act No. 18-19

**AN ACT AMENDING THE CHARTER OF THE GROVE BEACH
POINT ASSOCIATION.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. An Act Incorporating The Grove Beach Point Association, as adopted by number 148 of the special acts of 1945, as amended by number 223 of the special acts of 1947 and public act 05-247, is amended to add the following (*Effective from passage*):

Sec. 18. To promote and maintain the objects of said Association, to secure safety and promote health and the general welfare of the community, to conserve the value of buildings and encourage the most appropriate use of the land, the following restrictions and conditions have been imposed upon all of the land within the territorial limits of said Association:

Said conditions and restrictions are as follows:

1. No more than one single-family dwelling house, for use and occupancy of one family only, and one private garage shall be erected on any one of the lots within the limits of said Association; no garage shall be erected on any lot until the dwelling house on said lot has been completed. Such garage shall not include living quarters.

House Bill No. 5532

2. No tents or temporary buildings, or mobile homes shall be erected, located, or maintained on any lot.

3. Houses, cottages or dwellings shall be restricted to location and erected only on the main numbered lots, thus 1, 121, etc. No house, cottage or dwelling shall be located or erected on sub-lettered lots, thus 95-A, 121-A, etc., 95-B, 101-B, etc. These lots are available only for garages, docks, etc., depending upon location.

4. No land or buildings constructed thereon shall be used for any other purposes than occupancy as a residence. Advertising signs of any nature shall not be erected thereon.

Said conditions or restrictions may be altered or amended in whole or in part by a two-thirds vote of the Association at a meeting duly warned, if new or additional facts appear or other considerations materially affecting the merits thereof have intervened, provided, at said meeting, the owner of any land within the limits of said Association shall be entitled to a hearing thereon, and provided any person aggrieved by the vote of said Association may appeal therefrom with ten days of such vote to a court of competent jurisdiction. Said Association or any member thereof shall have the right to restrain any violation of the above restrictions by way of injunction and recovery of damages, or both, by the institution of legal action in a court of competent jurisdiction.

In the event any condition or restriction adopted by the Association shall conflict with any ordinance of the Town of Westbrook, the more restrictive condition or ordinance shall prevail.

Approved June 11, 2018